

MINUTES
PLANNING COMMISSION
DECEMBER 10, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Sherrard, Pritchard, Munn, Steinfeld
Alternate members present: Zod
Absent: Fitzgerald, Kane
Staff present: Glemboski, Silsby

Chairman Sherrard called the meeting to order at 7:01 p.m. Sherrard appointed Zod to sit for Kane.

II. PUBLIC HEARING

1. Oat Re-Subdivision, 0 MacDonald Court, Noank (SUB13-03) (CAM) - Continuation

Chairman Sherrard stated that due to the inclement weather, the public hearing will commence tonight and will be continued to the next meeting. The legal notice was read and public hearing procedures were outlined.

Michael Scanlon of DiCesare Bentley Engineers presented plans and explained the proposal for the 1 lot re-subdivision. He requested a waiver to Section 5.4-1 of the regulations for issuance of building permits. He also requested the Planning Commission accept a fee in lieu of the open space dedication requirement for the re-subdivision. He also requested the Planning Commission not require any frontage sidewalks. He spoke about Noank Zoning Regulations, property access, easements, and a right-of-way.

Staff spoke about administrative requirements that have been met and various communications that have been received. She reported on the on-going review of the application including waiting for an opinion from the Town Attorney. Topics mentioned included Noank zoning, access to utilities, fire coverage, and water service. She asked that the public hearing be kept open until the town attorney opinion can be obtained and reviewed.

Questions were raised about jurisdiction, easements, property access, the distance of this lot to Groton Long Point Road, and background history about the property. An inquiry was made about property frontage requirements and omitting the sidewalk. An additional inquiry was made about Noank approvals and whether any time lines remained for legal actions. Scanlon will report back on these items.

Scanlon referred to various letters received from abutters and attorneys. He requested that the letter dated 12-5-13 from Mr. Sweeney (TICORS) be read into the record. Chairman Sherrard read the letter of opposition into the record. Scanlon rebutted the aforementioned letters and spoke about the maintenance agreement, sewer easements, and subdivision maps. He referred to a memo from abutting property owners dated 10-23-13. Sherrard requested that these letters be addressed by Scanlon in a written format at the continued public hearing.

Inquiries were made about the 10-23-13 memo and about the McDonald Court lot. Staff noted that the Town Attorney will submit an opinion before the public hearing is closed.

MOTION: To continue the public hearing until January 14, 2013.

Motion made by Sherrard, seconded by Munn, so voted unanimously.

Sherrard explained about proper protocol for determining voting members according to who is present during the public hearing.

III. APPROVAL OF THE FOLLOWING MINUTES November 12, 2013

MOTION: To approve the minutes of November 12, 2013, amended.

Motion made by Sherrard, seconded by Steinfeld, so voted 4 in favor, 0 opposed, 1 abstention (Sherrard). Motion Carried.

IV. PUBLIC COMMUNICATIONS - None

V. SUBDIVISIONS

1. Oat Re-Subdivision, 0 MacDonald Court, Noank (SUB13-03) (CAM) - Tabled

2. Lamphere Estates Re-Subdivision, Lamphere Road – Request for extension

Staff noted that the initial approval was granted in 2005. She referred to Public Act 11-5, whereby the applicant was allowed 9 years and has the ability to ask for an additional 5 years to February 8, 2019. Background information was given about the property.

Mike Bennett, 415 Killingworth Road, Higganum, CT., requested the application for an extension be approved. Discussion followed about procedures and the need for a 5-year extension.

MOTION: To grant the extension request until February 8, 2019.

Motion made by Sherrard, seconded by Pritchard, so voted unanimously.

3. Cirigano Subdivision, New London Road – Request for acceptance of public improvements and reduction of bond

Staff requested that this item be tabled until the Town Engineer can complete the review of improvements.

MOTION: To table this item.

Motion made by Sherrard, seconded by Steinfeld, so voted unanimously.

VI. SITE PLANS

1. Randall's Wharf Driveway Modifications, 17 & 31 Water Street (SIT13-07) (CAM) – ACTION REQUIRED

Staff stated that the application has been withdrawn.

VII. OLD BUSINESS

1. Subdivision Regulation Amendments – None.
2. Plan of Conservation and Development Update – Staff noted that a community meeting was held on November 21, 2013, which was well attended.

VIII. NEW BUSINESS

1. Town Council Referral #2013-0257 to Planning Commission, pursuant to CGS 8-24, for Resale of Town Owned Property

Staff noted that this is not a CGS8-24 referral at this time but a review of the process to resell property. A list of properties is being developed for review at a later date.

The process of reselling town owned properties was discussed. Pritchard noted that the language in the document may need to be clarified and that he will draft some language on behalf of the Planning Commission.

MOTION: To table this item.

Motion made by Sherrard, seconded by Steinfeld, so voted unanimously.

2. Groton Open Space Association (GOSA) Request for Letter of Support for Land Acquisition: Tilcon Property

Joan Smith, 58 Mohegan Road, President of Groton Open Space Association (GOSA), distributed documentation and requested a letter of endorsement from the Planning Commission for a state grant application to acquire the Tilcon property. Details were given about the property and about the deadline date to apply for the grant. This item will be kept as an agenda item so staff can review at a later date.

MOTION: To continue this item until January 28, 2014.

Motion made by Sherrard, seconded by Munn, so voted unanimously.

3. Report of Commission - Munn inquired about the Mystic Glen Re-subdivision lawsuit.
4. New Applications – None.

IX. REPORT OF CHAIRMAN

Staff made reference to the Director's memo dated December 9, 2013 to the Commission regarding Central Hall. After some concerns were raised about the timeframe being adhered to, the Commission decided that the Town Attorney should be consulted before sending out any notice to Historic District LLC about the impending February 11, 2014 expiration date. This item will be added as an agenda item for the January 14, 2014 meeting, for further discussion.

X. REPORT OF STAFF

Staff distributed copies of the CIP prior to tonight's meeting. It was noted that a special meeting will be held by the Planning Commission to review the CIP on December 19, 2013 at 6:00 p.m.

XI. ADJOURNMENT

Motion to adjourn at 8:43 p.m. was made by Zod, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II